



City of Sunnyvale

Moffett Place

Supplemental Environmental Impact Report

**Public
Scoping
Meeting**

February 28, 2013



I. Introduction

- City of Sunnyvale
 - Hanson Hom, Planning Director
 - Shaunn Mendrin, Senior Planner
- RBF Consulting
 - Laura Worthington-Forbes – Principal-in-Charge
 - Alex Jewell – Project Manager
 - Feer & Peers – Traffic Analysis
 - Dana Bland – Burrowing Owl Surveys
 - William Self Associates – Cultural Resources



II. Presentation Overview

California Environmental Quality Act

Purpose of Scoping Meeting

Project Description

Technical Studies

CEQA Process and Preliminary Schedule

Opportunities to Comment

Contact Information



III. California Environmental Quality Act (CEQA)

- 1970 State of California environmental law
- Purpose of CEQA:
 - Inform governmental decision makers and the public
 - Identify ways environmental impacts can reduced or avoided
 - Prevent significant environmental impacts by requiring changes, alternatives, or mitigation measures
 - Disclose to the public why a project was approved if the project involves significant impacts



IV. Purpose of CEQA Scoping Meeting

- Inform the public of the proposed project.
- Disclose the preparation of an Environmental Impact Report (EIR) and the potential impacts being reviewed
- Solicit guidance from the public and agencies on environmental issues via comments on the Notice of Preparation
- Public Comment Period – 30 Days
 - February 13 to March 15, 2013



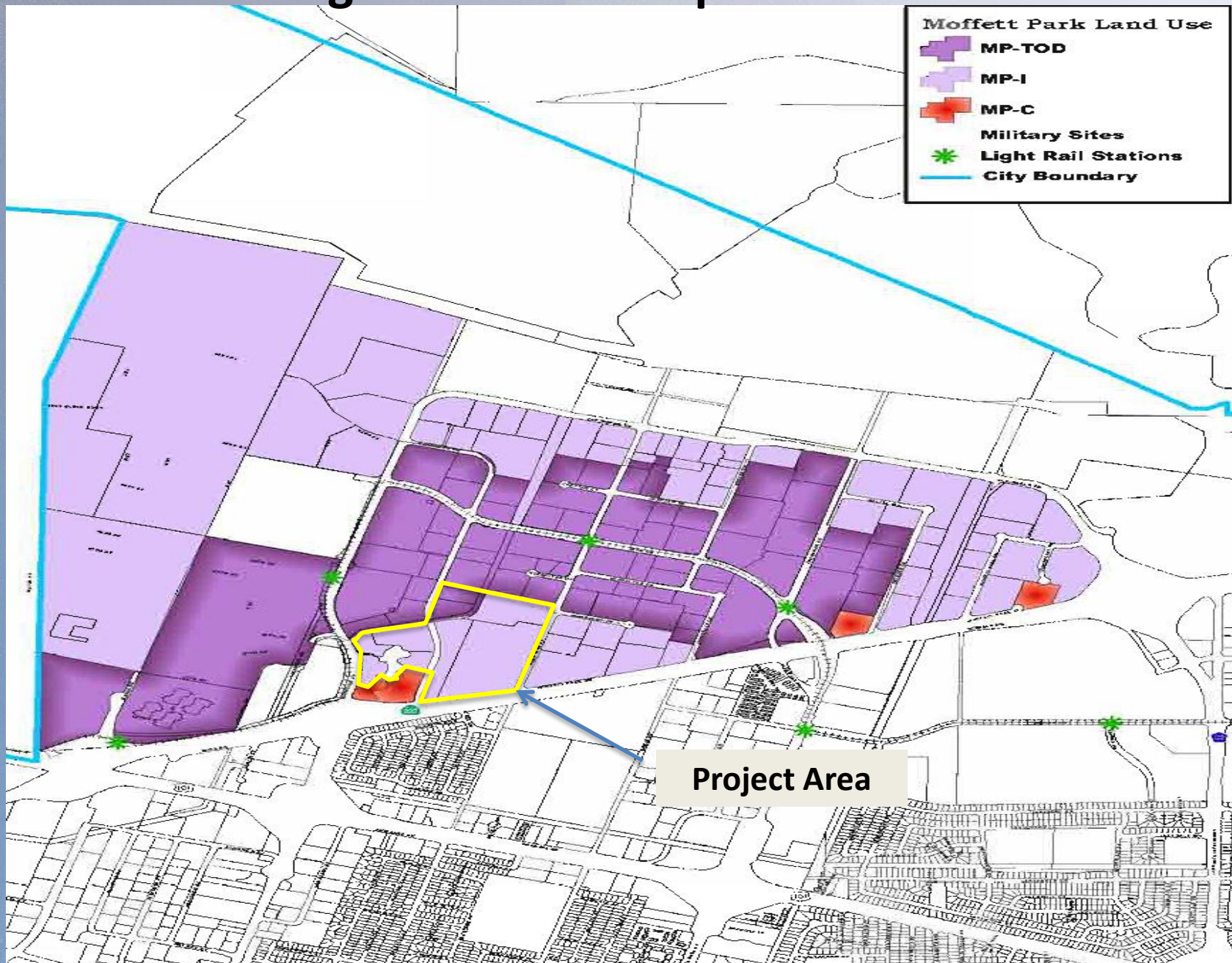
V. Project Description

- Project Background
 - City Council adopted Moffett Park Specific Plan in April 2004
 - Goals of Moffett Park Specific Plan include:
 - Maximize Class A building space for corporate headquarters, office, and R&D facilities;
 - Identifying community and design guidelines, infrastructure improvements and development standards





Existing Moffett Park Specific Plan



Project Description

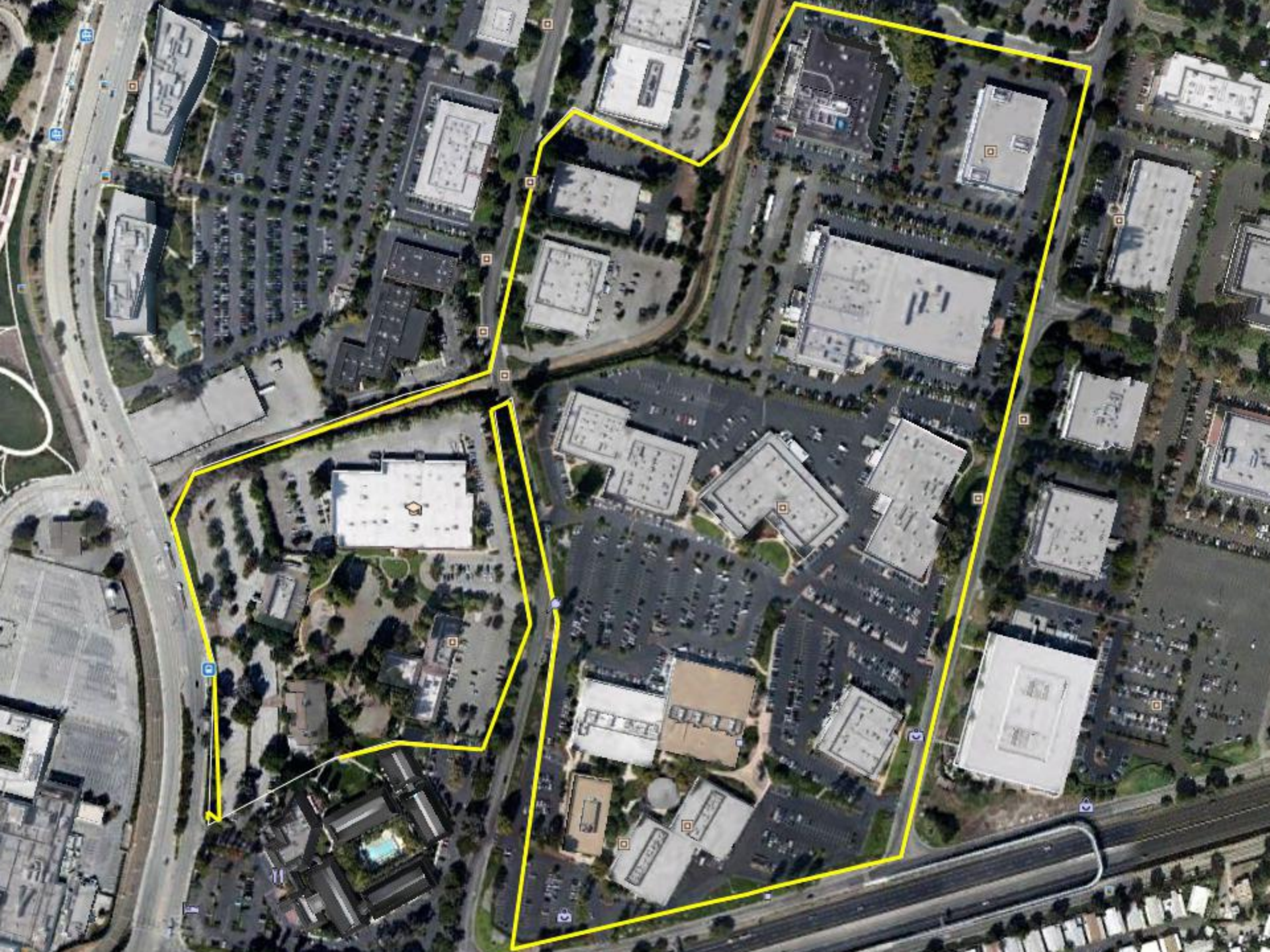
- Moffett Place
 - Replace approximately 473,200 square feet of existing office space
 - Construct the following new buildings:
 - Six eight-story office buildings;
 - One two-story amenities building;
 - Two parking structures plus surface parking; and
 - Two common areas for recreational uses on-site.
 - A total of approximately 1.8 million square feet of total building area.



Project Description

- Moffett Place
 - Requires modifications to the Moffett Park Specific Plan:
 - Change eight parcels from Moffett Park Industrial (MP-I) to Moffett Park Transit Oriented Development (MP-TOD).
 - Allow the base density of the existing MP-I parcels to increase from a 35% up to approximately 50% Floor Area Ratio (FAR).





Proposed Moffett Place Site Plan



Project Description

- An increase of FAR is allowed in the MP-TOD area;
- An additional 10% FAR bonus is allowed through the City's Green Building Program;
- The proposed square footage over the existing base FAR would be allocated from the Moffett Park Specific Plan Development Reserve;
- The project would not increase the overall intensity of development at Moffett Park.



Project Description

- The proposed project will require the following entitlements from the City of Sunnyvale:
 - Amendment to the MPSP to change project parcels from MP-I to MP-TOD and to amend language for siting MP-TOD parcels.
 - Rezoning of the project parcels from MP-I to MP-TOD
 - Moffett Park Major Design Review
 - Parcel Map
 - Potential Development Agreement



Concept Building Design



MOFFETT PLACE sunnyvale, california

View of Entry to Building 1

2.13.2013
9878.001

DES
ARCHITECTS
ENGINEERS



Concept Parking Garage Design

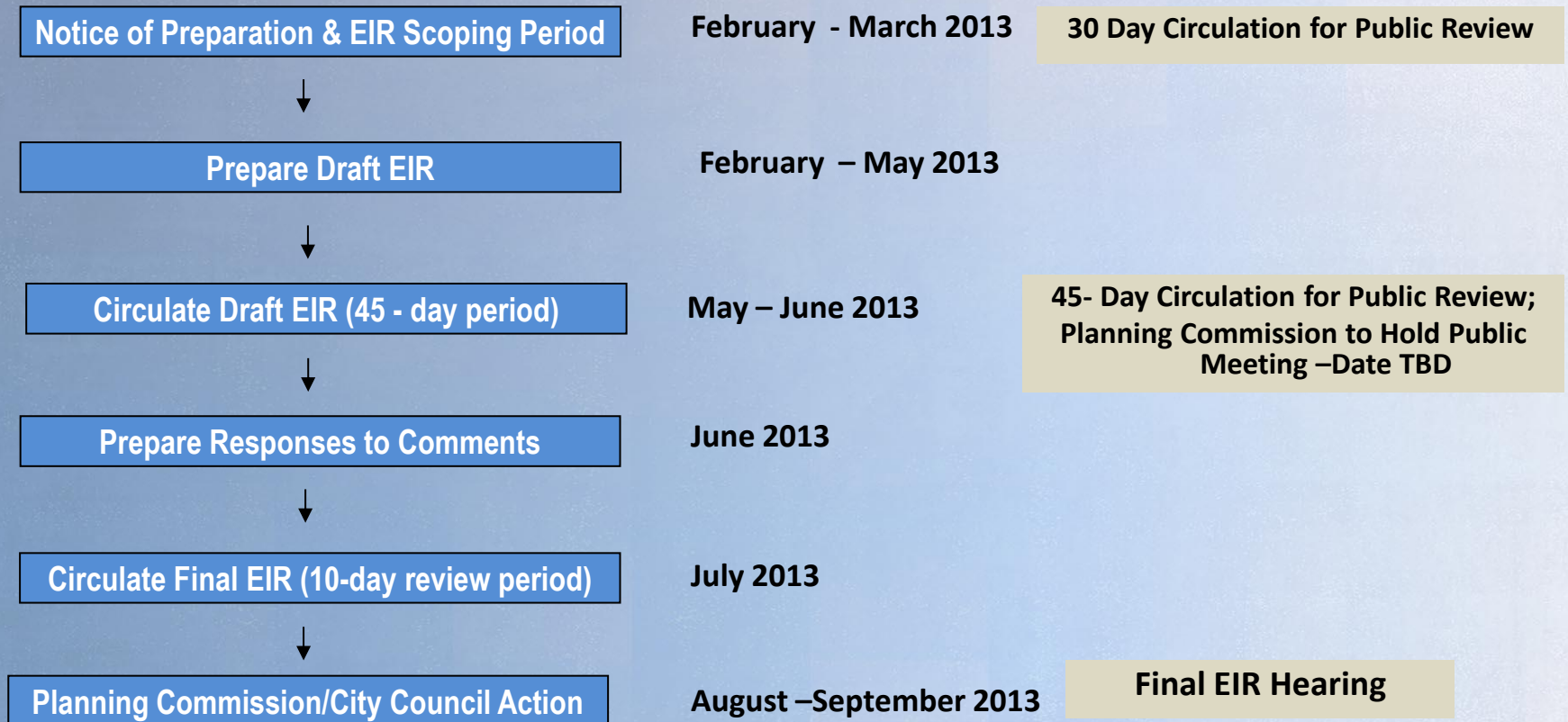


VI. Technical Studies

- The following technical studies are being prepared:
 - Aesthetics
 - Air Quality
 - Biological Resources (Burrowing Owls)
 - Cultural Resources
 - Geotechnical Constraints
 - Greenhouse Gas
 - Noise
 - Traffic



VII. CEQA Process & Preliminary Schedule



VIII. Opportunities to Comment

- You are encouraged to comment tonight at this meeting
- Written comments accepted instead of or in addition to verbal comments
- Please limit comments to environmental issues to be analyzed in the EIR
- NOP Comment Period will end on ***March 15, 2013***
- 45-day Draft EIR Comment Period and Public Hearing
- Planning Commission and City Council Hearings



IX. Contact Information

- **Please submit written comments (or e-mails) to:**

Shaunn Mendrin, AICP, Senior Planner

City of Sunnyvale

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Project Website & Information: MoffettPlace.inSunnyvale.com

- Please include name, address, e-mail, and contact number with your comments



THANK YOU FOR ATTENDING!!

PUBLIC COMMENTS & QUESTIONS

